

097.0

0003

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,182,800 / 1,182,800

USE VALUE: 1,182,800 / 1,182,800

ASSESSED: 1,182,800 / 1,182,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HOFFMAN RYAN/CATHERINE	
Owner 2:	
Owner 3:	

Street 1: 16 HUTCHINSON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: JAMMAL ELIE & LU ANN R -

Owner 2: -

Street 1: 16 HUTCHINSON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 14,280 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Clapboard Exterior and 2799 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14280		Sq. Ft.	Site		0	70.	0.56	4			Topo	-5					564,188						564,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										63512
										GIS Ref
										GIS Ref
										Insp Date
										09/26/18

PREVIOUS ASSESSMENT

Parcel ID										Date	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	618,600	0	14,280.	564,200	1,182,800	1,182,800	Year End Roll	12/18/2019	
2019	101	FV	463,800	0	14,280.	564,200	1,028,000	1,028,000	Year End Roll	1/3/2019	
2018	101	FV	464,300	0	14,280.	483,600	947,900	947,900	Year End Roll	12/20/2017	
2017	101	FV	464,300	0	14,280.	451,300	915,600	915,600	Year End Roll	1/3/2017	
2016	101	FV	464,300	0	14,280.	386,900	851,200	851,200	Year End	1/4/2016	
2015	101	FV	439,400	0	14,280.	346,600	786,000	786,000	Year End Roll	12/11/2014	
2014	101	FV	439,400	0	14,280.	320,800	760,200	760,200	Year End Roll	12/16/2013	
2013	101	FV	436,800	0	14,280.	305,900	742,700	742,700		12/13/2012	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAMMAL ELIE & L		49982-386		8/22/2007		708,000	No	No		
		17688-314		12/1/1986		265,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/28/2016	1324	Redo Bat	37,000	O				demo and redo all	9/26/2018	Meas/Inspect	BS	Barbara S
5/30/2013	775	Redo Kit	24,890						8/13/2013	Measured	JBS	JOHN S
9/16/2010	2018	New Wind	8,955					REPL 21 WINDOWS	6/10/2013	Info Fm Prmt	EMK	Ellen K
									2/25/2009	Meas/Inspect	163	PATRIOT
									12/3/2008	MLS	MM	Mary M
									11/15/1999	Mailer Sent		
									10/15/1999	Measured	264	PATRIOT
									12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	1	Rating: Good		Full Bath: 1	1	Rating: Good		643-3734.											
Sty Ht: 1T - 1 & 3/4 Sty		A Bath: 1	Rating: Very Good	3/4 Bath: 1	1	Rating: Good													
(Liv) Units: 1	Total: 1	A 3QBth:	Rating:	A 1/2 Bath:	Rating:	A HBth:	Rating:												
Foundation: 3 - BrickorStone		OthrFix: 2	Rating: Good																
Frame: 1 - Wood		OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1													
Prime Wall: 2 - Clapboard		Kits: 1	Rating: Very Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Sec Wall: %		A Kits:	Rating:	Other															
Roof Struct: 1 - Gable		Fpl: 1	Rating: Average	Upper															
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2															
Color: GREEN				Lvl 1															
View / Desir:				Lower															
GENERAL INFORMATION				CONDOS INFORMATION				Totals RMS: 8 BRs: 4 Baths: 1 HB											
Grade: B - Good		Location:																	
Year Blt: 1925	Eff Yr Blt:	Total Units:																	
Alt LUC:	Alt %:	Floor:																	
Jurisdct: G14	Fact: .	% Own:																	
Const Mod:		Name:																	
Lump Sum Adj:		DEPRECIATION				REMODELING				RES BREAKDOWN									
INTERIOR INFORMATION				Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRs	FL								
Avg Ht/FL: STD		Functional:		Interior:	1	8	4												
Prim Int Wall: 2 - Plaster		Economic:		Additions:															
Sec Int Wall: %		Special:		Kitchen:															
Partition: T - Typical		Override:		Baths:															
Prim Floors: 3 - Hardwood				Plumbing:															
Sec Floors: 4 - Carpet	50 %	Total:	18.6 %	Electric:															
Bsmnt Flr: 12 - Concrete				Heating:															
Subfloor:				General:															
Bsmnt Gar:		CALC SUMMARY				COMPARABLE SALES								SUB AREA					
Electric: 3 - Typical		Basic \$ / SQ: 130.00	Size Adj.: 1.02013528	Const Adj.: 0.99495000	Adj \$ / SQ: 131.948	Other Features: 117382	Grade Factor: 1.33	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val					SUB AREA DETAIL		
Insulation: 2 - Typical		LUC Factor: 1.00	Adj Total: 759919	Depreciation: 141345	Final Total: 618600	Juris. Factor: 1.00	Before Depr: 175.49	Special Features: 0	Val/Su Net: 124.27										
Int vs Ext: S				Depreciated Total: 618574	Val/Su SzAd: 218.06														
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:					IMAGE						
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 097.0-0003-0015.0	
More: N				Total Yard Items:				Total Special Features:				Total:							